



CITY OF BEAVERTON
Community and Economic Development
Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: June 25, 2014

Hearing Body: Planning Commission

Project Name: **Sunset View Multi-Family Residential**

Case File No.: **DR2013-0095 / LD2013-0015 / SDM2013-0009 / TP2013-0012**

**Summary of
Application:**

The applicant, Pedcore Investments, requests approval for a Design Review Three by the Planning Commission for a 236 unit multi-family housing development with associated site improvements at 16251 SW Jenkins Road. The proposed units will be located in ten (10) buildings. The buildings will be a mixture of three and four-story buildings. A clubhouse and outdoor play improvements are proposed. The applicant seeks approval of a Tree Plan Two for the removal of 32 Community Trees from the site to accommodate construction. The applicant proposes a Replat for lot consolidation for the existing three lots to become one lot. A Sidewalk Design Modification is also sought for the sidewalk along SW Jenkins Road in order to retain the existing street trees in tree wells at the rear of the sidewalk, instead of planting new trees at the street side of sidewalk. All other public street sidewalks are proposed to meet the sidewalk design standards.

**Project
Location:**

16251 SW Jenkins Road. West of 162nd Avenue between SW Jenkins Road and SW Baseline Road.
Tax Lots 4800, 5000, and 5100 on Washington County Tax Assessor's Map 1S105CB.

Zoning & NAC:

Station Community-High Density Residential (SC-HRD) / Five Oaks/Triple Creek NAC

**Applicable
Development
Code Criteria:**

Section 40.03 *Facilities Review*, Section 40.20.15.3.C *Design Review Three*, Section 40.45.15.2.C *Replat One*, Section 40.58.15.C *Sidewalk Design Modification*, and Section 40.90.15.2.C *Tree Plan Two*.

**Hearing Time
and Place:**

City Council Chambers, First Floor, Beaverton City Hall,
4755 SW Griffith Drive, beginning at 6:30 p.m.

Staff Contact:

Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, June 13, 2014. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: June 4, 2014

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. and 5:00 p.m., except the 12:00 p.m. to 1:00 p.m. lunch hour, Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.